

MINUTES

City of Carrollton Mayor and Council Meeting

February 2, 2009

6:00 p.m.

**Public Safety Complex, Court/Council Chambers, 115 West Center Street,
Carrollton, Georgia**

I. CALL TO ORDER

The Mayor and City Council met in regular session on Monday, February 2, 2009 at 6:00 p.m. at the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m. Members present: Mayor Wayne Garner, Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray and Councilmember Mandy Maierhofer. At this time, Mayor Garner explained the meeting procedures to meeting attendees.

II. INVOCATION

Councilmember Byrd offered the invocation.

III. CITIZEN COMMENTS

Mr. Leland Rish spoke in opposition to the recently adopted Pawn Shop Ordinance.

IV. MINUTES (January 5, 2009) (January 13, 2009)

Motion by Councilmember Gray, seconded by Councilmember Maierhofer to approve the Minutes of the January 5, 2009 and January 13, 2009 meeting of the Mayor and Council. Motion passed (5-0).

V. ITEMS OF DISCUSSION

1. Proclamation – Florence Mummey Week

A Proclamation designating February 1, through February 8, 2009 as “Florence Mummey Week” was read. The Proclamation honored Ms. Mummey’s 85th birthday on February 1, 2009. Ms. Mummey has been a committed volunteer to our community and the “Friends of the Library Group” at the Neva Lomason Library since 1990. Mr. Ted Edgar of the “Friends of the Library Group” expressed appreciation to the City for their recognition of Ms. Mummey and the Library. Mr. Edgar also advised the Mayor and Council of the upcoming “The Big Read” program to be held in March 2010.

2. Resolution – Joshua Mabry Street

Councilmember Byrd read a Resolution honoring the late Josh Mabry and officially naming Old King Street to Joshua Mabry Street. Mr. Mabry was an outstanding leader and a loyal public servant in Carrollton, and served the Carrollton Board of Education for 29 consecutive years. The Resolution and a Joshua Mabry Street sign were presented to Mr. Mabry’s family in attendance.

3. Rezoning Request: Rezone from R-15 (Single Family Residential) to R-M (Residential Multi Family)

Property Location: 118 Lyle Way

Petitioner: Joseph Huff

(Supporting documents attached separately)

A public hearing was held to receive citizen input on a request from petitioner Joseph Huff to rezone property located at 118 Lyle Way from R-15 (Single Family Residential) to R-M (Residential Multi Family). PZA Charles Griffin advised that the Planning Commission has recommended approval of the rezoning request with one condition, as follows: 1. Duplex façade to be four sided-brick, as presented by the petitioner.

At this time, Mayor Garner opened the public hearing to receive citizen input. Those speaking in favor: Petitioner Joseph Huff stated his home had been destroyed by a storm last year and he purchased his

neighbor's home to reside in. Mr. Huff advised that the home is located next door to the proposed duplex. Mr. Huff also advised that area neighbors were in favor of the request and had attended the Planning Commission meeting on his behalf. Those speaking opposed: None. At this time Mayor Garner closed the public hearing and inquired to the wishes of the Council on the item.

Motion by Councilmember Balega, seconded by Councilmember Gray to accept the Planning Commission's recommendation and rezone property located at 118 Lyle Way from R-15 (Single Family Residential) to R-M (Residential Multi Family) with the following condition: (1.) Duplex façade to be four sided-brick, as presented by the petitioner. Motion passed (5-0).

4. Sandhill Sanitary Sewer Extension Project

Assistant City Manager Tim Grizzard reported that the City of Carrollton solicited bids for the extension of the sanitary sewer system to the Sandhill area. Sealed bids were opened publicly on December 18, 2008 with the following results:

Contractor	Div 1 (gravity sewer)	Div 2 (forced main)
Ronnie D. Jones, Inc.	\$446,437.10	\$339,427.00
Tom Davidson & Sons, Inc.	\$281,758.20	\$213,948.00
Astra Grading & Pipe	\$360,202.25	\$291,045.00
Strack, Inc.	\$358,361.53	\$273,291.54
Quarry Systems, LLC	\$373,595.00	\$304,175.00
Sandford Land Development	\$354,408.82	\$363,576.00
Smith Pipe Line, Inc.	no bid	no bid
Wenger Pipe Line Co.	\$334,598.96	\$298,145.50
T.J. Lyle & Co., Inc.	no bid	no bid
Dean Grading, Inc.	\$495,195.10	\$387,515.30
Sweetgrass, Inc.	\$277,940.00	\$184,304.00
G.E.M. Contractors, Inc.	\$338,903.00	\$236,940.00
North GA, Pipeline, Inc.	no bid	no bid
Steele & Associated, Inc.	\$448,953.00	\$352,250.00
Bicker's Construction, Inc.	\$384,758.70	\$334,119.50
Dekalb Pipe Line Co., Inc.	\$384,653.50	\$272,890.00
Townley Construction, Inc.	\$365,160.25	\$274,150.00
Coffman Grading, Inc.	no bid	no bid
Robinson Utility Const. Co.	no bid	\$286,417.25
L&L Utilities, Inc.	no bid	no bid
Carl Owen Construction	no bid	no bid

Assistant City Manager Grizzard noted that the lowest bidder for both divisions was Sweetgrass, Inc. of Carrollton, GA. All of the above bids were with the City of Carrollton providing the pipe for the project. ACM Grizzard recommended that the Mayor and Council award both divisions 1 and 2 to Sweetgrass, Inc. in the total amount of \$462,244.00. This is a unit rate project and actual project cost will vary with the actual quantities installed. The total project cost including material provided by the city, the lift station, and engineering is \$901,084.20 based on the quantities specified in the bid.

ACM Grizzard stated that the City has an open contract for the supply of ductile iron pipe with American Cast Iron Pipe Company of Birmingham, AL. The City's price for 6" DIP is \$10.25 per foot. ACM Grizzard noted that the recommended contractor for this project, Sweetgrass, Inc., has enough 6" DIP left over from a different project to build division 2 of this project. Sweetgrass, Inc. has offered to sell this pipe to the City of Carrollton for \$9.50 per foot. There is an estimated 9200 feet of 6" DIP needed for this project. It is recommended that we purchase this pipe from Sweetgrass, Inc. and thus save the City of Carrollton \$6900.00. ACM Grizzard requested that the Mayor and Council approve the purchase of 6" DIP from Sweetgrass, Inc. at the unit rate of \$9.50 per foot for an estimated total purchase cost of \$87,400. If approved, this will be included in the construction project contract. **Motion by Councilmember Balega, seconded by Councilmember Gray to award both Divisions 1 and 2 of the Sanitary Sewer Extension project to Sweetgrass, Inc. in the total amount of \$462,244.00 and to approve the purchase of 6" DIP from Sweetgrass, Inc. at the unit rate of \$9.50 per foot for an estimated total purchase cost of \$87,400. Motion passed (5-0).**

5. Sanitary Sewer Tap Fee for City Funded Projects

ACM Grizzard reported that the City of Carrollton is funding the Sandhill Sanitary Sewer Project. In addition, the City anticipates that there may be other such City funded projects in the future. In order to pay for these projects, the City needs to increase its sewer tap fees. ACM Grizzard recommended that for any sanitary sewer extension funded by the City and completed after January 1, 2009, the tap fee be set at \$6000 per ERU (equivalent residential unit) as long as the fees are paid prior to the completion of the project. ACM Grizzard further recommended that the fees be increased by an additional 50% after the project is complete to the point that the City receives beneficial use. ACM Grizzard noted that with respect to the Sandhill Sanitary Sewer Project, the contract that the City signed with the County and the Carroll County Water Authority sets the tap fees for the Sandhill line at a 25% multiplier above the same applicable in-city rate, which will be in addition to the above increases. ACM Grizzard noted that this fee increase will not apply to existing sanitary sewer lines or to maintenance of existing lines. Those fees shall remain at \$4000 per ERU. **Motion by Councilmember Gray, seconded by Councilmember Byrd to approve any the tap fee of \$6,000 per ERU to any sanitary sewer extension funded by the City and completed after January 1, 2009, and said fees increase by an additional 50% after the project is complete to the point that the City receives beneficial use. Motion passed (5-0).**

6. Sanitary Sewer Payback Agreement with Carroll County

ACM Grizzard reported that in order to facilitate the construction of the Sandhill Sanitary Sewer Project, it is proposed that Carroll County fund \$500,000 of the project through its community development SPLOST funds and receive payback for this funding as sanitary sewer tap fees are collected. ACM Grizzard presented an agreement for consideration that provides \$500,000 toward the Sandhill Sanitary Sewer Project and will grant Carroll County 50% of all tap fees sold in this service area until the \$500,000 is paid back. Eligible fees are those collected after the system becomes operational. Approval of this agreement is contingent upon the County's approval. **Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to authorize entering the Sandhill Sewer Payback agreement with Carroll County. Motion passed (5-0).**

7. 2009 Election Qualifying Fees

Mayor Garner advised that the Official Code of Georgia Annotated (OCGA) Section 21-2-131 requires that qualifying fees be established for the November 2009 General Election by February 1, 2009. The fees are to be established at 3% of the total gross salary of the office paid in the preceding calendar year. The offices coming up for election on the City Council are Wards I and II. Based on the formula outlined above, the qualifying fees are as follows:

Council Member	\$ 108.00
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With no further discussion, **Motion by Councilmember Byrd, seconded by Councilmember Gray to adopt the 2009 Election Qualifying Fees as presented. Motion passed (5-0).**

8. Property Purchase Consideration (Hobbs Property)

CM Coleman presented for consideration a contract and survey regarding the possible purchase of the property known as the Hobbs (Mr. Benjamin Hobbs) property. CM Coleman reported that the property is located at the north end of Rome Street and along Hwy. 27 North. CM Coleman noted that after much negotiation, Mr. Hobbs has agreed to offer the City of Carrollton 152.83 acres for \$2,400,000. The appraised value of the property as calculated by Bass and Associates Real Estate Appraisers and Consultants, Inc., within the past month, is \$2,476,000. Of the 152.83 acres, 85.30 acres are considered usable and 67.53 are classified as wetlands. CM Coleman pointed out that included in the purchase price were approximately 5 commercial acres (at the northwest corner of the property), with approximately half of that being usable, with the appraised value being approximately \$450,000. The average cost per acre is \$ 15,703.

CM Coleman reported that if the City chose to purchase the property, Carroll County Chairman Chappell has committed (subject to final approval of the Carroll County Commission Board) to contribute \$1,000,000 towards the property purchase from the County's "Greenspace Program Funds" Assuming this occurs, the cost to the City per acre will be reduced to \$9,160 per acre. CM Coleman suggested that funds for "Greenspace" in the City's 2008 SPLOST could be utilized to purchase the property. .

CM Coleman noted that as discussed in previous conversations, the large tract is very pristine and is a beautiful piece of property. It could be used as a passive park or can be developed into recreational facilities/fields, which would allow the "Greenbelt Project" to pass through a truly natural area and at some point possibly the development of a roadway from Stewart Street to North Park Street (Hwy. 27). In addition, it would also offer some protection for our water system, as the property is located across North Park Street from our water plant.

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to authorize the City Manager to execute the purchase of the Hobbs property (152.83 acres) as presented. Those voting in favor: Garner, Maierhofer, Gray and Byrd. Those voting opposed: Balega. Motion passed (4-1).

9. Appointment – Redevelopment Authority (1)

Mayor Garner advised that this item would be considered at the March meeting and he encouraged the Council to present suggestions for this appointment to City Manager Coleman prior to the meeting.

VI. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd: Thanked Police Chief Joel Richards and the Police Department for resolving issues in his neighborhood.

Councilmember Gray: Expressed appreciation to the Police Department, City Manager Coleman and City Staff for the great job they do.

VII. CITY MANAGER ANNOUNCEMENTS

There were none.

VIII. ADJOURN

There being no further business to address, the meeting adjourned at 6:40 p.m.